



CITY OF SOUTH PASADENA

AGENDA MEMORANDUM

TO: South Pasadena City Council

FROM: William F. Campbell, Director of Community Development

DATE: August 7, 1996

SUBJECT: Historic Designation of 1501 Mission Street.

I. Background

On April 23, 1996, the Cultural Heritage Commission agendized and subsequently, unanimously voted to approve a landmark designation for the property located at 1501 Mission Street, owned by Jack Pettee. The approval would recommend to the City Council landmark designation for this property. On July 3, 1996, the City Council set the public hearing date for the designation of 1501 Mission Street on August 7, 1996.

II. Staff Review

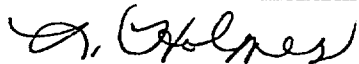
In conjunction with the review of the Cultural Heritage Commission, staff is determined that the request is categorically exempt under the guidelines of the Environmental Quality Act, under Class 8, which protects historic resources.

III. Recommendation

Staff recommends that the City Council consider the Cultural Heritage Commission's recommendation and conduct public hearing for the designation of 1501 Mission Street.

AGENDA ITEM #

16


CITY MANAGER APPROVAL

**PUBLIC HEARING SET
FOR 8/7/96 LANDMARK
DESIGNATION FOR
1501 MISSION STREET
"PETTEE BUILDING"**

The recommendation of the Cultural Heritage Commission to designate 1501 Mission Street, the "Pettee Building" as a proposed landmark was scheduled for August 7, 1996. Mr. "Cappy" Capsuto asked whether or not his building at 1503 Mission Street could be considered a landmark. He was directed to submit an application for consideration by the Cultural Heritage Commission.

Council 7/3/96

AFFIDAVIT OF PUBLICATION

STATE OF CALIFORNIA }
County of Los Angeles } SS.
City of South Pasadena }

NOTICE OF A PUBLIC HEARING
SOUTH PASADENA CITY COUNCIL
PROPOSED LANDMARK DESIGNATION
FOR 1501 MISSION STREET
(PETTEE BUILDING)

NOTICE IS HEREBY GIVEN that a public hearing will be held on August 7, 1996, on the proposed Landmark Designation for 1501 Mission Street, at 7:30 p.m. or soon thereafter, in the Council Chambers at 1424 Mission Street.

Interested persons may attend said hearing and be heard. For further particulars, contact the City Clerk's office at (818) 799-9101.
Jeannine A. Gregory,
City Clerk

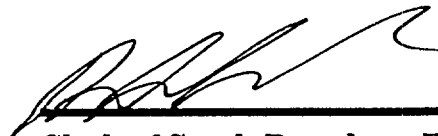
South Pasadena Review
Publish: July 17, 1996

I, DAVID HAMMA, being first duly sworn, deposes and says: he is, and at all times hereinafter mentioned was, the principal clerk of the publisher of *South Pasadena Review*, a weekly newspaper published in the City of South Pasadena in the said County of Los Angeles, and as such has full charge of all publications made in said newspaper; that the

NOTICE OF HEARING

PROPOSED LANDMARK DESIGNATION FOR
1501 MISSION STREET (PETTEE BUILDING)

of which the copy annexed on the margin hereof is a true printed copy, which printed copy is hereby referred to and made a part hereof, was published in said newspaper JULY 17, 1996 1996.


Clerk of South Pasadena Review

RECEIVED
JUL 18 1996

CITY CLERK
CITY OF SOUTH PASADENA

Subscribed and sworn to before me this

____ day of _____ 19 ____

CLERK OF THE CITY OF SOUTH PASADENA

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ATTENTION: LEGAL PRINTING

Please publish the following in accordance with instructions below.

Title: PROPOSED LANDMARK DESIGNATION FOR 1501 MISSION STREET (PETEE BUILDING)

Number of publications: 1

Date of publication: JULY 17, 1996

Extra copies to be furnished: No

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CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030

TEL (818) 799-9101 • FAX (818) 799-1109

OFFICE OF THE CITY CLERK

NOTICE OF A PUBLIC HEARING

SOUTH PASADENA CITY COUNCIL

PROPOSED LANDMARK DESIGNATION

FOR 1501 MISSION STREET (PETTEE BUILDING)

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Jeannine A. Gregory, City Clerk of South Pasadena

Publish - South Pasadena Review - July 17, 1996





Cultural Heritage
Commission

CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

TO: Mayor Cohen and City Councilmembers
FROM: Cultural Heritage Commission
RE: Cultural Heritage Commission Recommendation for Landmark
Designation for 1501 Mission Street
DATE: June 25, 1996

Attached you will find the CHC Landmark Nomination Form for 1501 Mission Street filled out by the property owner, Jack Pettee, and the CHC subcommittee recommendation to the CHC as a whole.

The Cultural Heritage Commission agendaized this nomination for its meeting on April 23, 1996 and unanimously voted to approve the subcommittee recommendation for landmark designation and to forward the nomination to the City Council for its designation consideration.

The Commission feels that honoring property owners such as this, who obviously value the character of their buildings and their contribution to the commercial area surrounding it, creates a positive environment for local businesses and a good model to reference for other property owners.

We are pleased that Mr. Pettee came forward with this application and request the Council, after reviewing the information provided in the attachments, to favorably consider this landmark nomination.

AGENDA ITEM 19

Memorandum
April 23, 1996

To: Cultural Heritage Commission

From: Clarice Knapp, Ken Kurose

Re: Cultural Heritage Commission Subcommittee Report regarding 1501 Mission Street (Pettee Building) for Landmark Designation.

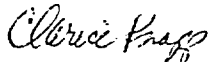
The nominated structure is a two-story brick with exterior plaster commercial building built in the Spanish Colonial Revival style in 1923. It is located on the southeast corner of Mission Street and Mound Avenue diagonally across from City Hall. Originally, two apartment units occupied the second floor, accessed from an entrance on Mound. The main storefront fronts on Mission.

The exterior has had no significant changes made to it; the storefront, windows and decorative glazed tile work remain intact. There have been no additions to the building, and some work was done to the flat roof portion of the structure beyond the parapet; a new roof was installed in 1983, and the roof replaced again in 1993/1994 as part of earthquake retrofit work. This work is not visible from the street and has not impacted the overall character of the building. The mission tile roof at the head of the building remains intact. The overall historical integrity of the Pettee Building has been well preserved.

The Pettee Building, together with the one story brick commercial building directly across the street on the northeast corner, are the two remaining buildings of its era at this intersection. This structure is an important anchor at this corner in terms of its massing and its exuberant detailing of window and storefront openings in the facades. It is the most historically significant structure remaining of the commercial buildings that once lined this south side of Mission Street from Mound to Fair Oaks.

This subcommittee recommends approval by the Cultural Heritage Commission for inclusion on the City's list of Cultural Heritage Landmarks.

Respectfully submitted,


Clarice Knapp
Ken Kurose



Cultural Heritage
Commission

CITY OF SOUTH PASADENA

1414 Mission Street • South Pasadena • California 91030 • 799-9101

CULTURAL HERITAGE COMMISSION

NOMINATION FORM TO REGISTER A LANDMARK

(OR CONTRIBUTING PARCEL IN A HISTORIC DISTRICT)

A. IDENTIFICATION

NAME OF BUILDING OR SITE: 1501 MISSION STREET • 904-906 MOUND AVE

SE CORNER OF MISSION STREET AT MOUND AVE.

PROPERTY ADDRESS: 1501 MISSION STREET - DOWNSTAIRS.
904-906 MOUND AVE - UPSTAIRS.

CONDENSED LEGAL DESCRIPTION: 906 MOUND AVENUE, SOUTH PASADENA
RAYMOND VILLA TR. NO. 1 W OF 20 FT OF LOTS 4 AND 5
AND W 20 FT EX OF ST OF LOT 6 BLK G

MAP BOOK	PAGE	PARCEL
5315	003	046

DATE OF CONSTRUCTION: JAN 17, 1923

BUILDER: LJ MYGATT - COST \$13,000.⁰⁰

ARCHITECT: _____



ORIGINAL USE: COMMERCIAL WITH 2 APARTMENTS.

PRESENT USE: COMMERCIAL - 1501 MISSION, FAST FRAME
- 904 MOUND, JACK PETTEE • PHOTOGRAPHER

ORIGINAL OWNERS: JOSEPH EPSTEIN

INTERMEDIATE SIGNIFICANT OWNERS: _____

1953. SO PASADENA ART CENTER

1962. HILTONS HOBBIES • H VIER

1967. EO ANDERS REAL ESTATE • BERNIE HAMMERBACK

1983. JACK PETTEE + CO. PHOTOGRAPHERS • JACK + STEPHANIE PETTEE

PRESENT OWNERS: JACK AND STEPHANIE PETTEE

B. DESCRIPTION (Photographs must be provided)

STYLE OR PERIOD: SPANISH COLONIAL REVIVAL • 2 STORY

CONSTRUCTION MATERIALS: BRICK, WOOD WITH STUCCO VENEER

SIGNIFICANT ARCHITECTURAL FEATURES (exterior and interior):

SPANISH COLONIAL REVIVAL ARCHITECTURE • 2 STORY

ADDITIONS AND/OR MODIFICATIONS:

NO ADDITIONS. MODIFICATIONS: NEW ROOF, AIR CONDITION
AND HEATING. 1983. REMODEL INTERIOR.
1993-94. EARTHQUAKE • RETROFIT NEW ROOF.

C. DISCUSSION OF DESIGNATION CRITERIA (Please include historical, cultural, botanical
and/or archeological significance.)

SPANISH COLONIAL REVIVAL ,

D. ADDITIONAL FACTORS FOR DESIGNATION

E. PRESERVATION STATUS (Is the structure threatened with demolition or alteration by either the public or private sector?)

UNKNOWN

F. PRESENT CONDITION

EXTERIOR: NEEDS NEW PAINT, LAST PAINTED IN 1983

INTERIOR: EXCELLANT, NEW CARPET PAINT 1994.

SITE: 906 MOUND AVE, 1501 MISSION ST.

TYPE OF NEIGHBORHOOD (residential, commercial, etc.):

COMMERCIAL, X FROM CITY HALL

G. PUBLISHED REFERENCES (Please include all sources of information, including any state or county surveys.)

UNKNOWN

H. NAME AND ADDRESS OF PROPONENT

NAME: JACK AND STEPHANIE PETTEE

ADDRESS: 906 MOUND AVE, SOUTH PASADENA

TELEPHONE NUMBER: 818. 799.5177 619. 367.9413

SIGNATURE OF PROPONENT: Jim Petter

DATE: 11/22/94

I. SIGNATURE OF CONSENTING OWNERS

I/We certify that I/we am/are the owners of the property which is being nominated for registration as a landmark or as a parcel within a historic district under the Cultural Heritage Ordinance of the City of South Pasadena and hereby consent to the registration of the property as a landmark or a parcel within a historic district under the Cultural Heritage Ordinance.

Dated: 11/22/94 Jim Petter

Dated: 11/22/94 Stephanie Jane Petter